

CITY OF LINCOLN/LANCASTER COUNTY PLANNING STAFF REPORT

P.A.S.: Final Plat #00026
Timber Ridge 3rd Addition

Date: April 8, 2001

PROPOSAL: A final plat consisting of 61 residential lots and 3 outlots at Timber Ridge Road and W. Plum Street.

GENERAL INFORMATION:

APPLICANT: Lyle Loth, E.S.P.
601 Old Cheney Road - Suite A
Lincoln, NE 68512

OWNER: Highway 15, Inc.
Hubert H. Hall, President

LOCATION: Timber Ridge Road and W. Plum Street

LEGAL DESCRIPTION: Outlot B, Timber Ridge 1st Addition, located in the NW 1/4 of Section 32, T10N, R6E of the 6th P.M., Lancaster County, Nebraska.

REQUESTED ACTION: Approve final plat.

EXISTING ZONING: R-3 Residential

SIZE: 23.48 acres, more or less

HISTORY:

Timber Ridge Preliminary Plat #97010 was approved on July 2, 1997 by the Planning Commission. It included 252 residential lots.

ANALYSIS:

The Timber Ridge Preliminary Plat showed 44 single family lots in this area, while the proposed final plat contains 61 lots, most of which are two family. The applicant indicates that there is demand for the smaller lots and that the increased density helps minimize urban sprawl.

The proposed two family lots are permitted in the R-3 zoning district. The proposed lot layout maintains the same street pattern established in the Timber Ridge Preliminary Plat. The layout also reserves more space in the outlots because of the differences in

width between the single family and the two family lots. Finally, 16 lots is a relatively small increase over the 252 shown in the Timber Ridge Preliminary Plat.

This application generally conforms with the Timber Ridge Preliminary Plat.

Executive orders have been approved for the completion of street paving, water mains, sanitary sewers, and ornamental street lighting. Bonds were provided to guarantee the completion of sidewalks, street trees, street name signs, and the installation of permanent markers. No separate bond or executive order was required for storm sewers, which were included with the paving.

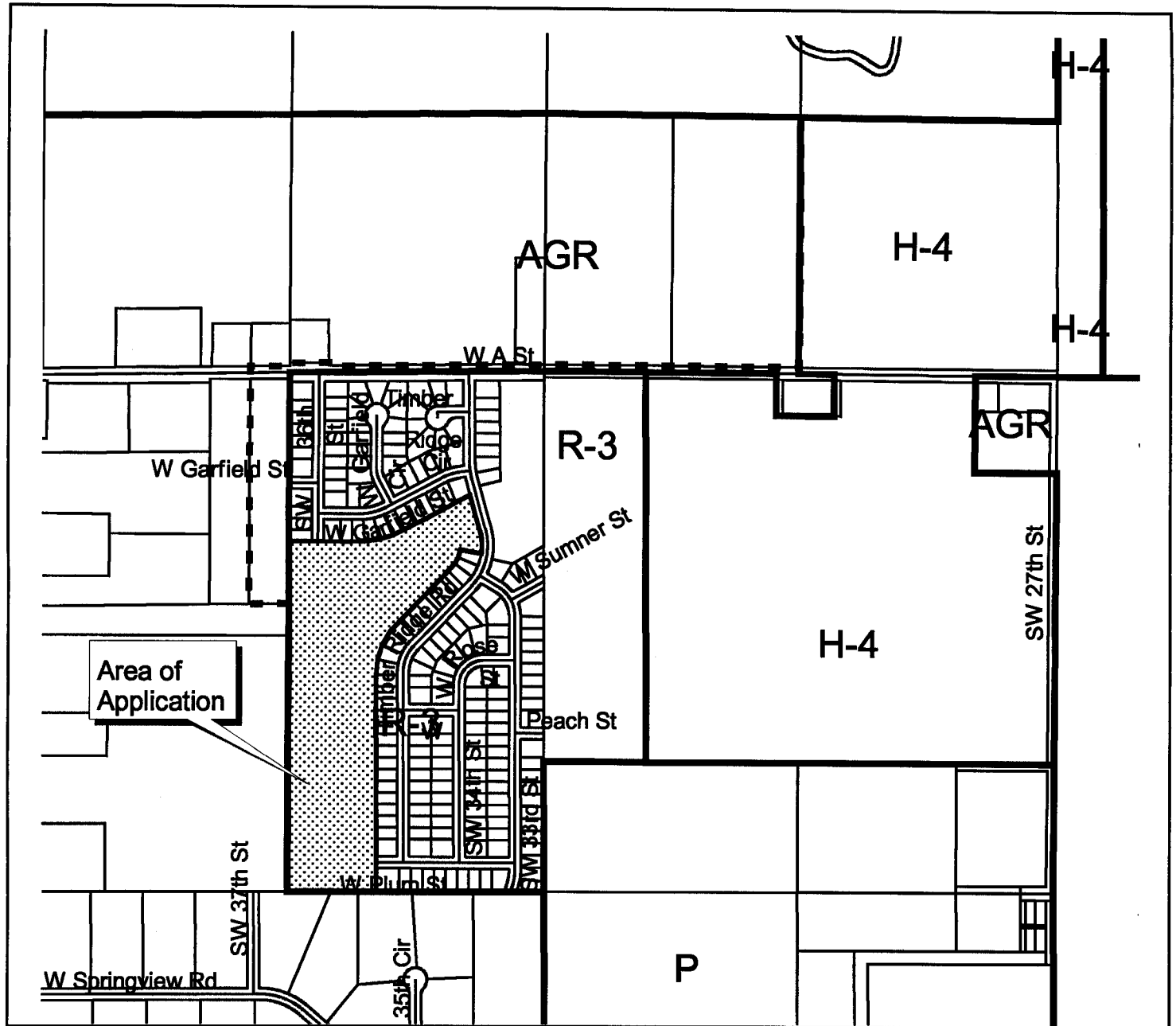
There are no delinquent taxes against the land and there are no liens for taxes which have been levied but not yet delinquent and all special assessment installment payments are current.

A subdivision agreement is required and will be submitted to the owners for their signature.

STAFF RECOMMENDATION: Approval

Jason Reynolds
Planner

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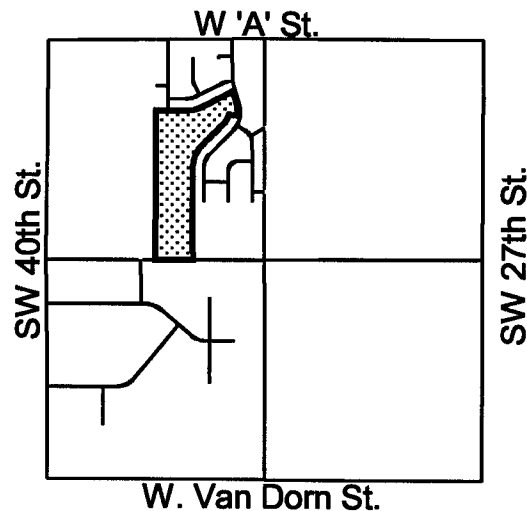
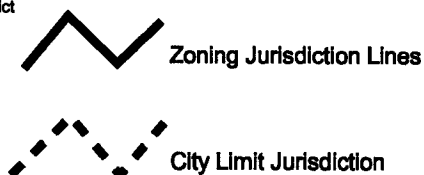


Final Plat #00026 **Timber Ridge 3rd Addition** **SW 36th & W Plum St.**

Zoning:

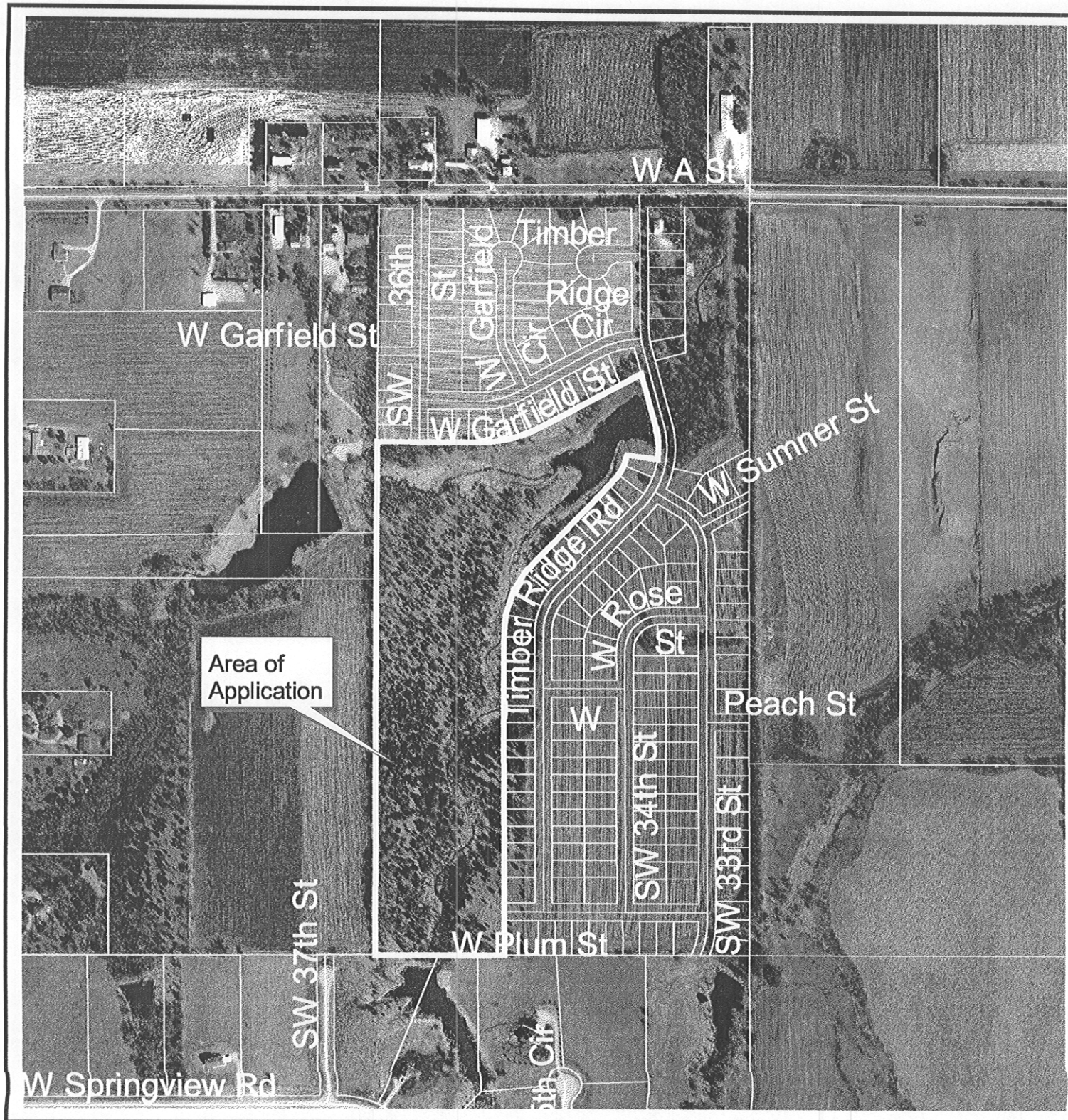
R-1 to R-8	Residential District
AG	Agricultural District
AGR	Agricultural Residential District
R-C	Residential Conservation District
O-1	Office District
O-2	Suburban Office District
O-3	Office Park District
R-T	Residential Transition District
B-1	Local Business District
B-2	Planned Neighborhood Business District
B-3	Commercial District
B-4	Lincoln Center Business District
B-5	Planned Regional Business District
H-1	Interstate Commercial District
H-2	Highway Business District
H-3	Highway Commercial District
H-4	General Commercial District
I-1	Industrial District
I-2	Industrial Park District
I-3	Employment Center District
P	Public Use District

One Square Mile
 Sec. 32 T10N R6E



Sheet 1 of 4
 Date: 4-8-01

Lincoln City - Lancaster County Planning Dept.



Final Plat #00026
Timber Ridge 3rd Addition
SW 36th & W Plum St.

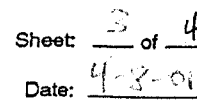


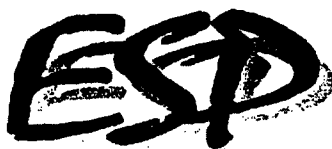
Sheet 2 of 4

Date: 4-8-01

Photograph Date: 1997

Lincoln City - Lancaster County Planning Dept.



**ENGINEERING-SURVEYING-PLANNING**

Suite A - 601 Old Cheney Road
Lincoln, NE 68512

Phone (402) 421-2500
Fax (402) 421-7096

File No. 94-0360
April 4, 2001

Jason Reynolds
Planning Department
555 South 10th Street
Lincoln, NE 68508

Re: Timber Ridge 3rd Addition

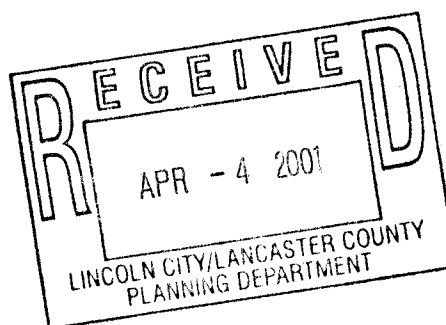
Dear Jason:

The Owner, Hub Hall has received requests from lot buyers for duplex townhome lots. To satisfy this demand, Hub asked if we could plat this type of lot in the referenced addition. We immediately asked Rick Houck if this were possible, and he indicated that it was permitted in the R-3 zoning district, and he believed that it would be all right. From the development standpoint, this increased density makes financial sense as long as there is a demand for the smaller lot. From a planning standpoint, the increased density makes sense to minimize urban sprawl. If you have any other questions, please advise.

E-S-P
Engineering-Surveying-Planning

A handwritten signature in cursive script, appearing to read 'Lyle L. Loth'.

Lyle L. Loth
For the Firm



APPLICATION FOR A FINAL PLAT

Lincoln Municipal Code, Title 26, City of Lincoln Jurisdiction

ADDRESS OR LOCATION OF PLAT:

SUBDIVIDER:

Name: Highway 15, Inc.

Address: 510 Hub Hall

Telephone #: ()

OWNER:

Name: _____

Address: _____

Telephone #: ()

PLANNING DEPARTMENT USE ONLY:

RECEIPT NO. _____

DATE _____

FINAL PLAT # _____

FEE PAID \$ _____

\$50 + \$5/Lot (Maximum \$550)

AGENT (Authorized to act on Subdivider's behalf):

Name: Lyle Lotn, E-S-P

Address: 4910 Normal Blvd

Lincoln, NE 68506

Telephone #: (402) 434-5500

ANY OTHER ASSOCIATES:

Name: _____

Address: _____

Telephone #: ()

NAME OF FINAL PLAT: TIMBER RIDGE 3RD ADDITION NUMBER OF LOTS: 61

(a) Does the subdivider have any interest in the land surrounding the plat? Yes ___ No ☒ If yes, please describe the nature of such interest: _____

(b) Will the final plat require any zoning or other action (use permit, special permit, P.U.D., C.U.P., change of zone, or vacations) to complete the development? Yes ___ No ☒ If yes, please describe the nature of the action: _____

(c) The final plat is based upon the preliminary plat for TIMBER RIDGE, approved by City Council on _____, 19____, Resolution No. _____.

(d) Is the final plat consistent with the approved preliminary plat? Yes ___ No ☒ If not, please explain the proposed changes and the reasons therefor: Modified: ~~some~~ ~~lots~~ ~~from~~ ~~single family~~ ~~to~~ ~~duplex townhouse~~ ~~lots~~

(e) Have all of the improvements required by the preliminary plat been completed? Yes ___ No ☒ (Please check the Planning Commission's letter indicating the approval of the preliminary plat.) If not, which improvements have not been completed:

Sewer, Water, Paving, St. Sewer, Ornamental Lighting

Applicant's Signature: *Lyle Lotn*

Date: 7-6-2000

